091.0	0004	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	655,700 /	655,700
					USE VALUE:	655,700 /	655,700
					ASSESSED:	655,700 /	655,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		MILLETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURRO JOSEPH A JR
Owner 2:	MONCEVICZ LISA
Owner 3:	
Street 1:	21 MILLETT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,316 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 2005 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4316.000	271,100		384,600	655,700
Total Card	0.099	271,100		384,600	655,700
Total Parcel	0.099	271,100		384,600	655,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.03 | /Parcel: 327.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	58751
GIS Ref	
GIS Ref	
Insp Date	01/29/09

!7412!

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,100	0	4,316.	384,600	655,700	655,700	Year End Roll	12/18/2019
2019	101	FV	216,800	0	4,316.	390,100	606,900	606,900	Year End Roll	1/3/2019
2018	101	FV	216,800	0	4,316.	291,200	508,000	508,000	Year End Roll	12/20/2017
2017	101	FV	216,800	0	4,316.	263,800	480,600	480,600	Year End Roll	1/3/2017
2016	101	FV	216,800	0	4,316.	252,800	469,600	469,600	Year End	1/4/2016
2015	101	FV	204,400	0	4,316.	214,300	418,700	418,700	Year End Roll	12/11/2014
2014	101	FV	204,400	0	4,316.	203,300	407,700	407,700	Year End Roll	12/16/2013
2013	101	FV	204,400	0	4,316.	193,400	397,800	397,800		12/13/2012

PRINT

Date	Time
12/10/20	22:03:08

LAST REV

Date	Time
03/29/19	10:10:26
danam	
7412	

USER DEFINED

Prior Id # 1:	58751
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	27969-302		12/12/1997		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2018	1661	Insulate	4,099	C				
6/12/2017	665	Solar Pa	3,449	C				
11/5/2009	1122	New Wind	10,437					
10/17/2007	954	Manual	23,000	C				rebuild closet in
11/22/2002	979	Redo Bas	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2009	Meas/Inspect	336	PATRIOT
4/8/2000	Inspected	268	PATRIOT
1/26/2000	Measured	163	PATRIOT
8/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4316		Sq. Ft.	Site		0	70.	1.27	5									384,635						384,600	

Total AC/HA: 0.09908 | Total SF/SM: 4316 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,635 | Spl Credit | Total: 384,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31287873
Const Adj.:	0.98990101
Adj $ / SQ:	168.951
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392828
Depreciation:	121777
Depreciated Total:	271051

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5		BRs:	2			Baths:	1		HB	

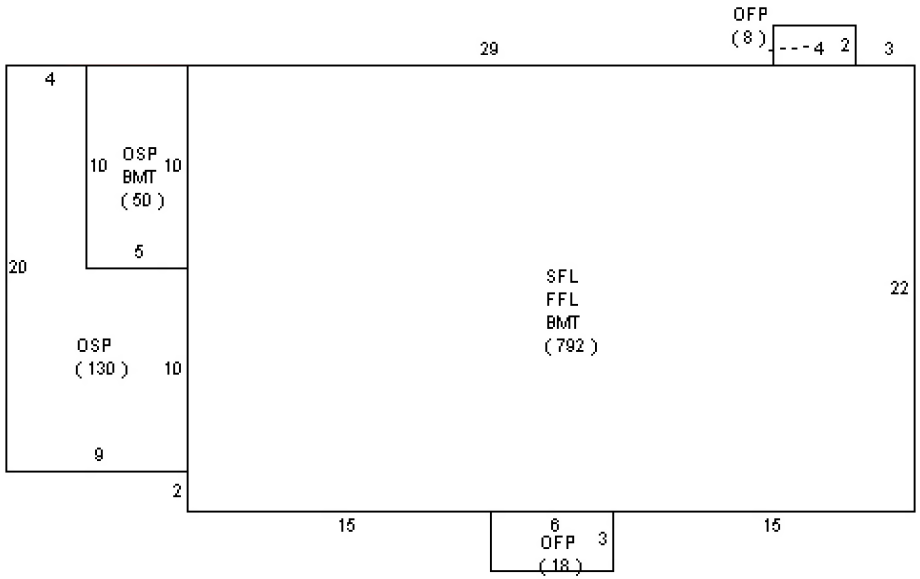
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	842	67.160	56,547
FFL	First Floor	792	168.950	133,809
SFL	Second Floor	792	168.950	133,809
OSP	Screen Porch	180	27.950	5,031
OFP	Open Porch	26	43.560	1,132
	Net Sketched Area:	2,632	Total:	330,328
Size Ad	1584	Gross Are	2632	FinArea 2005

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	168.95
Special Features:	0	Val/Su Net:	103.00
Final Total:	271100	Val/Su SzAd	171.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: